

C9
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MEMORANDUM

TO: Dora Anguiano, Zoning & Platting Commission Coordinator
Planning and Development Review Department

FROM: Chris Muraida, Land Management Section
Office of Real Estate Services

DATE: November 4, 2010

SUBJECT: F#8802-1005 Vacation of a portion of an unconstructed street and utilities adjacent to 9716 FM 2222.

C10V - 2010 - 03

Attached are the departmental comments and other information pertinent to the referenced vacation. The area being requested for vacation is no longer needed. All affected departments and private utility franchise holders have reviewed this request and recommend approval.

Our office received one objection regarding this vacation, which is attached for your review. The Planning and Development Review Department and the Law Department have determined that the objection is not a sufficient reason for denying the vacation.

The applicant has requested that this item be submitted for placement on the November 16, 2010, Zoning and Platting Commission Agenda for their consideration.

Staff contact: Chris Muraida at 974-7087 or landmanagement@ci.austin.tx.us.

Kate F. McDonald is the applicant for this vacation request, she may be contacted at 533-1409 or by email at kmcdonald@drhorton.com for additional information.



Chris Muraida
Land Management Section

OFFICE OF REAL ESTATE SERVICES

Attachments

DEPARTMENT COMMENTS FOR THE
VACATION OF A PORTION OF AN
UNCONSTRUCTED STREET AND UTILITIES
ADJACENT TO 9716 FM 2222

C9
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AT&T	APPROVE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO ZONING AND PLATTING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS ACTING DIRECTOR	APPROVE
PUBLIC WORKS (Neighborhood Connectivity)	APPROVE
PUBLIC WORKS (Street & Bridge)	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE



C9/3

April 14, 2010

City of Austin

Attn: Chris Muraida –Real Estate Services Division
505 Barton Springs Road, Suite 1350
Austin, Texas 78704

RE: Colina Vista Phases 2-4 SPC-2009-0248C

Dear Chris:

Enclosed is our Application for Street or Alley Vacation for a Street and Utilities Deed recorded on May 13, 2004 relating to the above referenced project. The reason for this request is that the access is no longer needed or approved. As a result, neither the street nor the utilities were ever constructed.

The previous owner of the tract dedicated the right-of-way as part of the access for the site. However, once we purchased the tract and began our site plan review, the city required that we take access off the adjacent property, Ribelin Ranch, which is constructed and in use at this time. This project is not a S.M.A.R.T. Housing Project and the site plan provides for adequate parking on site. Our site plan will not be expanded as a result of this vacation. Our current zoning is SF-6-CO and the tract does not fall with the CBD or UT boundaries.

We are currently constructing our site improvements for Phase One of Colina Vista while processing a new site plan for Phases 2-4. This right of way crosses our current entry and does not affect the residential units of the project.

I appreciate your assistance with this matter and should you have any questions or concerns, I can be reached by phone at (512)533-1409 or by email at kmcdonald@drhorton.com

Sincerely,

A handwritten signature in black ink, appearing to read "Kate F. McDonald".

Kate F. McDonald

Land Development Project Manager

Enclosures

CURVE TABLE

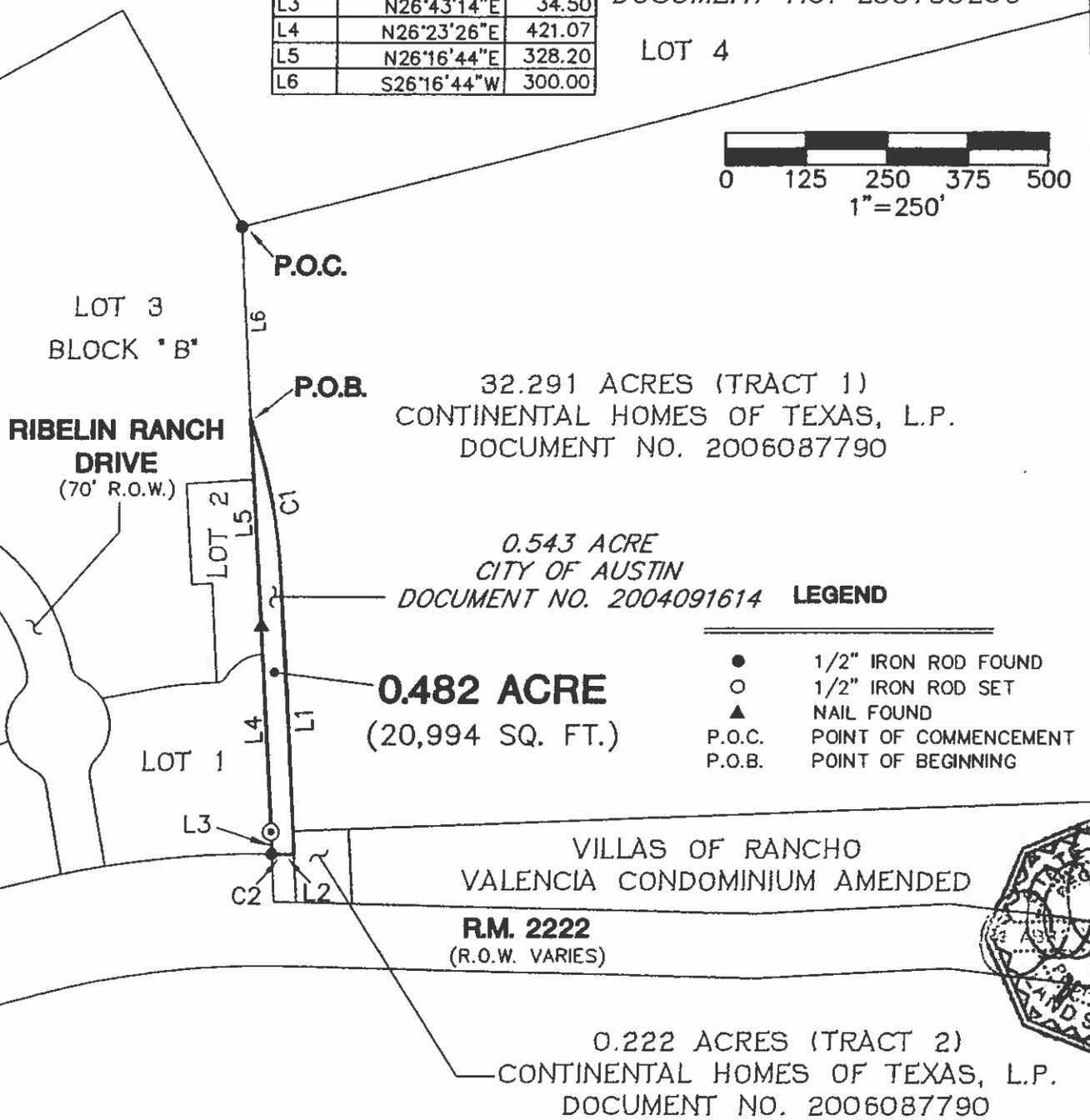
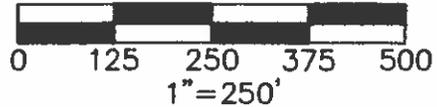
NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15°00'11"	1035.00	271.02	270.24	S18°48'45"W
C2	0°39'44"	1557.40	18.00	18.00	N59°03'57"W

LINE TABLE

LINE	BEARING	LENGTH
L1	S26°23'26"W	421.07
L2	N58°45'23"W	17.32
L3	N26°43'14"E	34.50
L4	N26°23'26"E	421.07
L5	N26°16'44"E	328.20
L6	S26°16'44"W	300.00

RIBELIN RANCH SUBDIVISION
DOCUMENT NO. 200700206

LOT 4

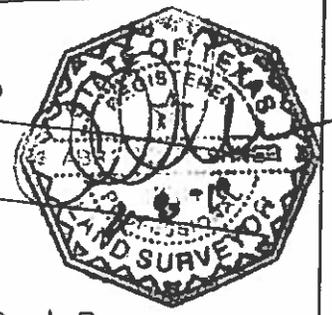


942.272 AC.
CITY OF AUSTIN
VOLUME 13030, PAGE 1960

0.543 ACRE
CITY OF AUSTIN
DOCUMENT NO. 2004091614

0.482 ACRE
(20,994 SQ. FT.)

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - ▲ NAIL FOUND
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING



VILLAS OF RANCHO
VALENCIA CONDOMINIUM AMENDED

R.M. 222
(R.O.W. VARIES)

0.222 ACRES (TRACT 2)
CONTINENTAL HOMES OF TEXAS, L.P.
DOCUMENT NO. 2006087790

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ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 800
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY RELEASE DESCRIPTION
OF A 0.482 ACRE OF LAND FOR STREET,
DRAINAGE AND PUBLIC UTILITIES PURPOSES, OF
RECORD IN DOCUMENT NO. 2004091614 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

DR HORTON
COLINA VISTA

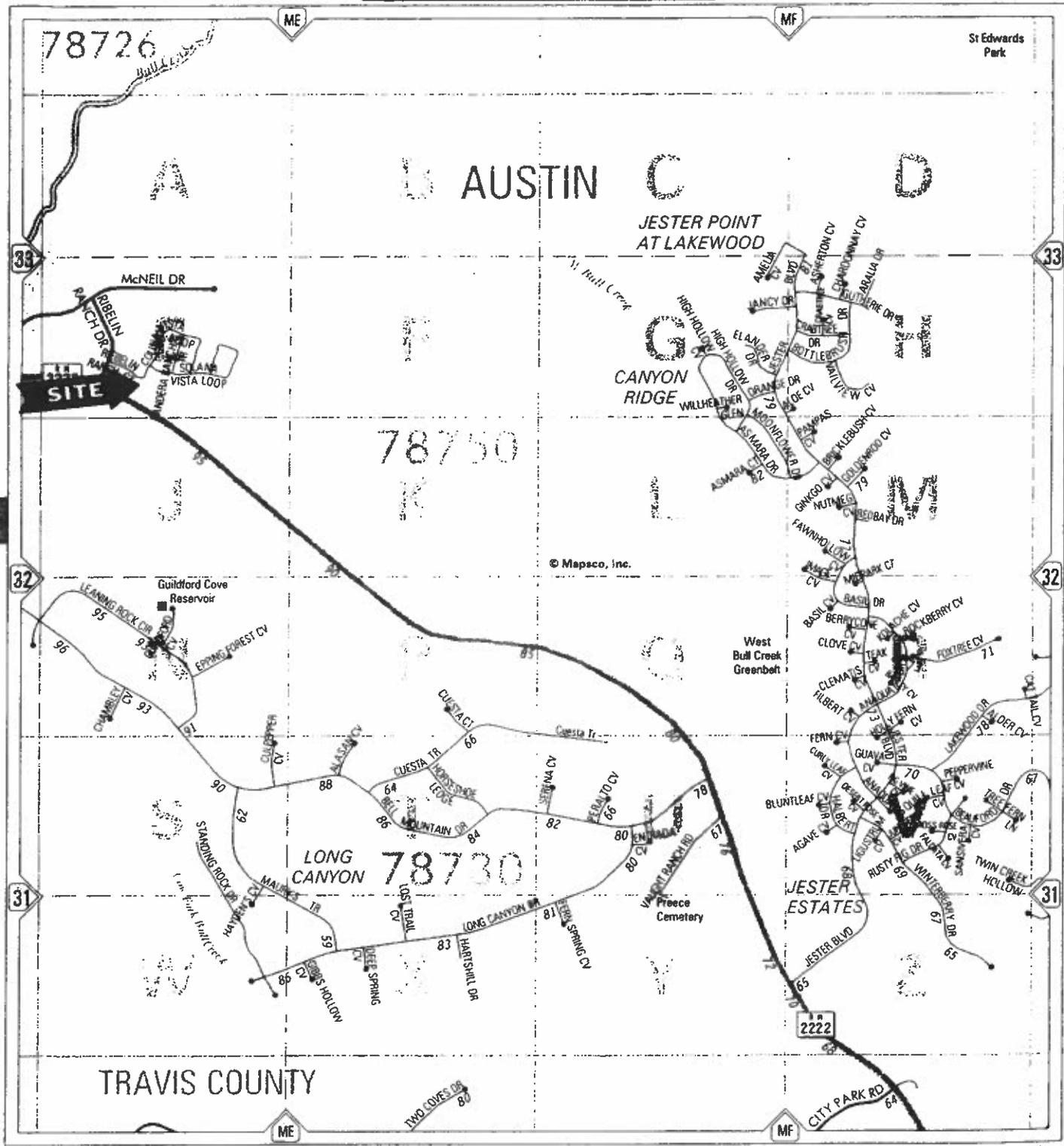
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493

Directions Made Easy
www.mapsco.com

CONTINUED ON MAP 463



CONTINUED ON MAP 492

CONTINUED ON MAP 523

CONTINUED ON MAP 494



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C9
b**Muraida, Chris**

From: Eddie Jones [REDACTED]
Sent: Friday, September 10, 2010 5:02 PM
To: OCLM Land Management
Cc: Andy Martin; Scott Morledge
Subject: Public Notice For Street Vacation F#8802-1005 dated 8/10/10

Dear Chris Muraida,

As you may recall, I spoke with you in mid-August after receiving the Public Notice For Street Vacation F#8802-1005 dated 8/10/10. I've not received any new information, so I would like to reiterate my concern that the proposed vacation has a direct impact on property I own located at 9512 RR 2222.

Again, this street property is a large portion of a formally mandated access to my property. This access was directed by City Council in Council minutes dated on 4/27/06, following a specific request from the neighborhood coalition "2222 CONA". It is further identified as access on the approved site plan SPC-2009-0248C for the adjoining tract.

We are working towards final conclusion on easement boundaries, improvements and cost sharing with the adjoining property owner to complete this access. I respectfully request that the City does not dispose of the property until all issues surrounding this access to 9512 RR 2222 have been resolved. I would like the opportunity to visit with you again and understand the ramifications regarding the vacation of the property as it relates to the mandated alternate access entry to 9512 RR 2222.

Please keep me informed of any public hearings or other actions regarding the vacation and release of property referenced as F#8802-1005.

Thank you for your consideration of this matter.

Respectfully,

Eddie Jones
[REDACTED]

512.789.3434

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11/4/2010